



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Subject to approval)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, February 7, 2012

Commissioners Present

Sandra Bobowski
Temple Shannon
David Blatt
John Lupo, Jr.
Edwin Vargas

Staff Present

Roger O'Brien
Kim Holden
Lynda Crespo
Jonathan Mullen

Commissioners Absent

Valerio Giadone
Gerald Pleasant

I. Public Hearing

- a. **56, 60-66, 68-82 New Britain Avenue-Special Permit application for a 10,000 square foot addition to an existing building for a community health center. Applicant-NB Medical Associates LLC, Owner-Intercontinental Holding Company, Inc.**

Chairwoman Bobowski opened the public hearing and read the rules of the public hearing. Roger O'Brien Planning Director read the legal notice into the record.

Principal Planner Jon Mullen presented the proposed project to the Commission. The Special Permit application was for a 10,000 square foot addition to an existing building for a community health center.

The site consisted of two separate lots owned by two separate owners. The applicant was under contract with the property owners to acquire the lots contingent on Planning and Zoning approval. The Planning Division's staff recommended that the applicant showed proof of ownership of the two lots and that the lots be merged and recorded in the City's land records.

The subject property was zoned in the B-4 zoning district. The site had been used as a grocery store since 1963. The proposed use for a community health center was a permitted use. The applicant conducted an environmental survey which indicated that there were no environmental issues at the subject property. Additionally, the applicant proposed to reduce the amount of impervious surfaces by approximately 30 percent.

The lighting plan presented at the hearing as exhibit number 5 indicated 23, 20 foot tall decorative lighting poles. The lighting plan did not indicate any house side shields that would prevent light casting to the adjacent property. The Planning Division's staff recommended that the applicant submit a revised lighting plan. The Commission amended the resolution to add a third condition of approval, as recommended by the Planning Division's staff.

Bill Crowe with Mayo Crowe LLC, represented the applicant. He thanked the Commission for their consideration. The applicant agreed to the conditions of approval.

Hyacinth Yennie, Chair of the Maple Avenue Revitalization Group (MARG) was pleased with the proposed community center. She requested that the applicant meet with MARG to present the proposed project to the neighborhood.

Chairman Bobowski closed the public hearing.

- b. Text Amendment to the City of Hartford Zoning Regulations-A proposal to reduce the required distance from 650 feet to 500 feet between changeable electronic signs and specified in Section 1007(7)g, zoning districts where sign are permitted. Applicant-Independent Outdoor III, LLC.**

The applicant proposed a text amendment change to section 1007 (7)g of the Zoning Regulation to reduce the required distance between changeable electronic signs from 650 feet to 500 feet. Attorney Lewis Wise represented the applicant, Independent Outdoor III, LLC. Principal Planner Jon Mullen informed the Commission that the distance reduction would raise the number to 47 new potential sites. The Commission recently approved a text amendment to Section 1006, Definitions, Section 1007, Zoning districts where signs are permitted and Section 1009, Location and Height of Signs, at a special meeting held November 29, 2011. The text amendment was to reduce the required distance between outdoor advertising signs from 1000 feet to 650 feet. The proposed text amendment would provide 7 new potential sites to convert to a digital billboard. There was only one permit application received since the Commission approved the text amendment. Attorney Wise argued that State and Federal regulations were of 500 feet between outdoor advertising signs. The Commission agreed on setting an adequate amount of time to determine the effect of the text amendment change that reduced the distance between outdoor advertising signs to 650 feet. The Commission agreed to allow a minimum of six months to conclude on the results of the text amendment that the Commission approved at the November 29, 2011 special meeting.

Chairman Bobowski closed the public hearing.

- c. 204, 206, 220 Collins Street and 232, 238 Sigourney Street-Special Permit amendment for the renovation four buildings with 62 residential units, demolition of one building and new construction of a three story building with 26 residential units, community room, management office, daycare center, and maintenance garage. Applicant & Owner-Sigourney/Ashley/Collins LP, Agent-Bill Collins**

Roger O'Brien informed the Commission that the applicant thought it was more feasible to demolish and construct a new building. The Special Permit was tabled to February 28, 2012.

d. Public Workshop on the 2012-2013 Capital Improvement Plan

The public workshop was tabled to February 28, 2012

II. Regular Meeting

i) Consideration of Public Hearing Items

a. 56, 60-66, 68-82 New Britain Avenue-Special Permit application for a 10,000 square foot addition to an existing building for a community health center. Applicant-NB Medical Associates LLC, Owner-Intercontinental Holding Company, Inc.

On a motion made by Commissioner Lupo, Jr. and seconded by Commissioner Vargas, the following resolution was approved:

Whereas, The City of Hartford Planning and Zoning Commission has reviewed an application for a special permit to construct a 10,000 square foot addition to an existing building located at 68-82 New Britain Avenue; and

Whereas, City records indicate that the site has been used as a grocery store since 1963; and

Whereas, The site consists of two lots which are owned by separate owners; and

Whereas, The applicant intends to use the site for a community health center and dental service which are permitted in uses in the B-4 zoning district; and

Whereas, The sitting and massing of the proposed addition would be in context with surrounding residential uses on that section of New Britain; and

Whereas, The applicants proposed landscaping plan will reduce the amount of impervious surface on the site from approximately 104,979 square feet to 73,485 square feet or 30% which is in keeping with the themes of the city's plan of conservation and development, One City, One Plan to promote livable integration of sustainable practices; and

Whereas, The proposed use will have a positive impact on the surrounding neighborhood; Now Therefore Be It,

Resolved, The City of Hartford Planning and Zoning Commission hereby approves the application for a special permit to construct a 10,000 square foot

addition to an existing building located at 68-82 New Britain Avenue as shown in the plans entitled "Building for the CCMC" prepared by LADA, PC Land Planners, 104 West Street, Simsbury, CT 06070, dated January 17, 2012 revised January 24, 2012, scale 1"=30' subject to the following conditions:

1. The applicant provides proof of ownership of the two properties.
2. The two properties are merged and the applicant records the merger on the City land records.
3. A revised lighting plan be submitted.

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon and Vargas.

b. Text Amendment to the City of Hartford Zoning Regulations-A proposal to reduce the required distance from 650 feet to 500 feet between changeable electronic signs and specified in Section 1007(7)g, zoning districts where sign are permitted. Applicant-Independent Outdoor III, LLC.

A motion to approve the amended resolution was made by Commissioner Vargas, and seconded by Commissioner Lupo, Jr:

Whereas, The City of Hartford Planning and Zoning Commission has reviewed the amendments to Section 1007, zoning districts where signs are permitted and Section 1009, location and height of signs of the City of Hartford Planning and Zoning regulations regarding the conversion of existing outdoor advertising signs to changeable electronic outdoor advertising signs; and

Whereas, A notice was published in the Hartford Courant regarding the proposed text amendments; and

Whereas, The proposed text amendments were submitted to the Capitol Region Council of Governments for comment; and

Whereas, The reduction in distance from 650 to 500 feet would significantly increase the number of static outdoor advertising signs potentially eligible for upgrade; Now Therefore Be It

Resolved, The City of Hartford Planning and Zoning Commission hereby denies without prejudice the amendments to Section 1007, zoning districts where signs are permitted and Section 1009, location and height of signs of the City of Hartford Planning and Zoning Regulations.

Now Therefore Be It Further

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon and Vargas.

ii. CGS 8-24 Review

- a. 41 and 42 Grand Street-Disposition Agreement for Charter Oak Health Center in the Hartford Redevelopment Agency's Lawrence-Grand Street Project.**

The Commission present approved the agreement.

III. Approval of Minutes

The minutes of September 27, 2011, October 11, 2011, November 29, 2011, January 10, 2012 and January 24, 2012 were approved with corrections.

IV. Adjournment

Respectfully submitted by
Lynda Crespo

For Roger O'Brien